

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 Brook Crescent, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,850,000

### Median sale price

Median price \$1,542,000 Property Type House Suburb Box Hill South

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7 Gardner St BOX HILL SOUTH 3128	\$2,100,000	25/09/2023
2	8 Asquith St BOX HILL SOUTH 3128	\$1,960,000	23/09/2023
3	25 Cadorna St BOX HILL SOUTH 3128	\$1,810,000	18/11/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/03/2024 10:46

15 Brook Crescent, Box Hill South Vic 3128

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 4  3  2

**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,850,000  
**Median House Price**  
December quarter 2023: \$1,542,000

## Comparable Properties



**7 Gardner St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 25/09/2023  
**Property Type:** House  
**Land Size:** 618 sqm approx



**8 Asquith St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**

 4  2  2

**Price:** \$1,960,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx



**25 Cadorna St BOX HILL SOUTH 3128 (REI)** **Agent Comments**

 5  3  3

**Price:** \$1,810,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 719 sqm approx

**Account - Heavyside**



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